

December

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
1	2	3	Planning Commission Meeting ** View Agenda View Speakers List *	Planning Commission Meeting ** View Agenda View Speakers List *	6	7
8	Board of Supervisors Meeting	10	Planning Commission Meeting ** View Agenda View Speakers List *	Planning Commission Meeting ** View Agenda View Speakers List *	13	14
15	16	17	Winter Recess No Planning Commission Meeting	Winter Recess No Planning Commission Meeting	20	21
22	23	County Holiday (1/2 day)	County Holiday No Planning Commission Meeting	Winter Recess No Planning Commission Meeting	27	28
29	<div>2002</div>	31	NOTES: *- The link to View Speakers List is activated at 3:30 p.m. on each individual meeting date ** Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Govt. Center Parkway and all Planning Commission meetings for the month of December will begin at 8:15 pm			

PLANNING COMMISSION MEETING AGENDA Wednesday, December 4, 2002

*Posted: 11/12/02
Revised: 10/8/03*

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2002-LE-005 (P/H held 10/17/02)	Susan Wise Clay	C. Lewis	Rec. Approval
SE-2002-MV-028 (P/H held 11/21/02)	Scott A. and Phyllis P. Crabtree	M. Stanfield	Rec. Approval

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FS-D02-28 (Dranesville)	McLean Youth Soccer	Approved

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE-2002-PR-029	The Fountains at McLean, LLC	C. Lewis	Rec. Approval
PCA-2000-SU-032 & SEA-84-C-076-7	INOVA Health Care Services INOVA Health Care Services	T. Swagler	Rec. Approval

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-V01-27	Sprint PCS	D. Jillson	To 1-23-03
SE-2002-SU-030	Sequoia Bancshares WC	W. Mayland	Indefinitely
SE-2002-DR-012 (P/H held 11/7/02)	Betty Meadows	T. Swagler	D/O to 12-11-02
RZ-2001-DR-038 & RZ-2001-DR-013 & SEA-97-D-038	Fairfax County Park Authority (Trustees of) Temple Rodef Shalom (Trustees of) Temple Rodef Shalom	M. Stanfield	To 1-15-03
RZ-2001-MA-031	Tam Thanh Nguyen	W. Mayland	To 1-14-04
2232-S02-27	Coxcom, Inc.	P. Nee	To 1-8-03
S02-III-BR1(P/H held on 10/16/02) OTPA		A. Kriviskey	D/O to 1-9-03

**PLANNING COMMISSION AGENDA
WEDNESDAY, DECEMBER 4, 2002**

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

Dranesville District

RZ-2001-DR-038 - FAIRFAX COUNTY PARK AUTHORITY - Appl. to rezone from R-3 to R-1 for park purposes. Located approx. 700 ft. W. of Westmoreland St., approx. 400 ft. S. of Kirby Ct. and 1,000 ft. N. of Haycock Rd. on approx. 1.56 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 40-2 ((1)) 25A pt. (Concurrent with RZ-2001-DR-013 and SEA-97-D-038.) .

RZ-2001-DR-013 - (TRUSTEES OF) TEMPLE RODEF SHALOM - Appl. to rezone from R-1 and R-3 to R-3 to permit a place of worship and related facilities with a nursery school and child care center at an overall Floor Area Ratio (FAR) of .20. Located W. of Westmoreland St., approx. 500 ft. N. of Haycock Rd. on approx. 7.09 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 40-2 ((1)) 19A. (Concurrent with RZ-2001-DR-038 and SEA-97-D-038.)

SEA-97-D-038 - (TRUSTEES OF) TEMPLE RODEF SHALOM - Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE-97-D-038 previously approved for a place of worship and related facilities with a nursery school and child care center to permit site modifications and modification of land area. Located at 2100 Westmoreland St. on approx. 8.65 ac. of land zoned R-3. Tax Map 40-2 ((1)) 19A and 25A pt. (Concurrent with RZ-2001-DR-038 and RZ-2001-DR-013.)

SE-2002-DR-012 - BETTY M. MEADOWS - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a plant nursery. Located at 11254 Leesburg Pi. on approx. 5.0 ac. of land zoned R-1. Tax Map 11-2 ((1)) 22C. (DECISION ONLY.)

RZ-2002-LE-005 - SUSAN WISE CLAY, (FORMERLY SUSAN C. BECK) - Appl. to rezone from R-2, C-8, HC and CRD to C-8, HC and CRD to permit commercial uses including a contractor's office and shop and waiver of minimum lot width with an overall Floor Area Ratio (FAR) of 0.50. Located on the N. side of Richmond Hwy., approx. 500 ft. N. of its intersection with Martha St. on approx. 1.23 ac. of land. Comp. Plan Rec: Mixed use. Tax Map 101-4 ((1)) 11A and 12. (DECISION ONLY.)

Mason District

RZ-2001-MA-031 - TAM THANH NGUYEN - Appl. to rezone from R-3 and HC to R-12 and HC to permit residential development at a density of 9.2 dwelling units per acre (du/ac) and a waiver of the minimum district size. Located on the W. side of Madison La., approx. 600 ft. S. of its intersection with Columbia Pi. on approx. 1.20 ac. of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 61-4 ((1)) 10 and 11.

Mount Vernon District

2232-V01-27 - SPRINT PCS - Appl., under provisions of *Va. Code* Sects. 15.2-2204 and 15.2-2232, as amended, to construct a telecommunications facility, consisting of a 120-ft. tall monopole, panel antennas, and equipment cabinets, at 7401 Lockport Pl., Lorton. Tax Map 108-1 ((1)) 1H.

SE-2002-MV-028 - SCOTT A. AND PHYLLIS P. CRABTREE - Appl. under Sect(s). 2-904 of the Zoning Ordinance to permit uses in a floodplain (residence). Located at 8021-A East Boulevard Dr. on approx. 1.34 ac. of land zoned R-2. Tax Map 102-2 ((1)) 35A. (DECISION ONLY.)

Providence District

SE-2002-PR-029 - THE FOUNTAINS AT MCLEAN, LLC - Appl. under Sect. 9-614 of the Zoning Ordinance to permit condominium conversion with nonconforming parking. Located at 1526 Lincoln Ci. on approx. 14.96 ac. of land zoned R-30. Tax Map 29-3 ((22)) 1A.

Springfield District

2232-S02-27 - COXCOM, INC. Appl., under provisions of *Va. Code* Sects. 15.2-2204 and 15.2-2232, as amended, to construct an approximately 4500 square foot, one-story telecommunications facility at 9574 and 9576 Burke Road, Burke. Tax Map 78-1 ((1)) 27D, 37A.

Sully District

SE-2002-SU-030 - SEQUOIA BANCSHARES WC - Appl. under Sect(s). 5-504 of the Zoning Ordinance to permit an addition of a drive-thru to an existing bank. Located at 4429 Brookfield Corporate Dr. on approx. 5.03 ac. of land zoned I-5, WS and AN. Tax Map 44-1 ((7)) 2.

PCA-2000-SU-032 - INOVA HEALTH CARE SERVICES - Appl. to amend the proffers for RZ-2000-SU-032 previously approved for a medical care facility to permit a hospital and medical offices with an overall Floor Area Ratio (FAR) of 0.22. Located S. of Ox Trail, E. of Rugby Rd. and N. and S. of Alder Woods Dr. on approx. 61.82 ac. of land zoned C-3. Comp. Plan Rec: Public facility and government and institutional. Tax Map 45-2 ((1)) 25L, 41A; 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41-50, 51B1. (Concurrent with SEA-84-C-076-7.)

SEA-84-C-076-7 - INOVA HEALTH CARE SERVICES - Appl. under Sect. 4-304 of the Zoning Ordinance to amend SE-84-C-076 previously approved for a medical care facility to permit a medical care facility. Located S. of Ox Trail, E. of Rugby Rd. and N. and S. of Alder Woods Dr. on approx. 61.82 ac. of land zoned C-3. Tax Map 45-2 ((1)) 25L, 41A; 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41 – 50, 51B1. (Concurrent with PCA-2000-SU-032.)

OUT-OF-TURN PLAN AMENDMENT S02-III-BR1 - to consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. concerning Chantilly Crossing, bounded by Rt 50, Lee Road, & Rt 28 (Tax Map 34-3 ((1)) 7B, 7C, 7D, 19, 26, 27, 28, 29, 33 and 33A). The subject property is in Land Unit I, Dulles Suburban Center, which is planned for light industrial and industrial/flex uses; option for hotel and/or mix of office and industrial/flex uses; and option for the parcels cited above for retail, restaurant and/or recreational facilities with retail restricted to the area south of the Environmental Quality Corridor (EQC), with conditions. The Plan Amendment will consider a request to remove the restriction on retail use north of the EQC. (DECISION ONLY.)

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, DECEMBER 4, 2002**

DEFERRALS: RZ-2001-MA-031 - TAM THANH NGUYEN - P/H indefinitely
SE-2002-SU-030 - SEQUOIA BANCSHARES WC - P/H indefinitely
2232-V01-27 - SPRINT PCS - P/H to 1/23/03
RZ-2001-DR-038 - FAIRFAX COUNTY PARK AUTHORITY - P/H to 1/15/03
RZ-2001-DR-013 - TRUSTEES OF TEMPLE RODEF SHALOM " "
SEA-97-D-038 - TRUSTEES OF TEMPLE RODEF SHALOM " "
2232-S02-27 - COXCOM, INC. - P/H to 1/8/03
SE-2002-DR-012 - BETTY MEADOWS (P/H on 11/7/02) - D/O to 12/11/02
S02-III-BR1 - OTPA (P/H on 10/16/02) - D/O to 1/9/03

DECISIONS ONLY: RZ-2002-LE-005 - SUSAN WISE CLAY (P/H held on 10/17/02)
SE-2002-MV-028 - SCOTT & PHYLLIS CRABTREE (P/H on 11/21/02)

FEATURE SHOWN: FS-D02-28 - McLean Youth Soccer - 1347 Balls Hill Road

SE-2002-PR-029 - THE FOUNTAINS AT MCLEAN, LLC

NO SPEAKERS

SEA-84-C-076-7 - INOVA HEALTH CARE SERVICES
PCA-2000-SU-032 - INOVA HEALTH CARE SERVICES

NO SPEAKERS

**PLANNING COMMISSION MEETING
AGENDA
Thursday, December 5, 2002**

*Posted: 11/12/02
Revised: 12/6/02*

**DUE TO INCLEMENT WEATHER,
THE PLANNING COMMISSION MEETING
SCHEDULED FOR DECEMBER 5, 2002,
WAS CANCELLED.**

**All items scheduled for public hearing and/or decision
by the Planning Commission on December 5, 2002,
have been rescheduled as indicated below.**

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEM SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PFM Amendment (P/H held 11/7/02) (Plastic pipes for stormwater mgt.)	Dept. of Public Works & ES	J. Leavitt	Rescheduled to 12/12/02

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE-01-M-053	BP Products North America, Inc.	D. Thomas	Rescheduled to 1/15/03
SEA-83-P-011-2	Loyal Order of Vienna Moose Lodge # 1896, Inc.	M. Godfrey	Rescheduled to 1/23/03
SEA-80-P-078-12	INOVA Health Care Services	M. Godfrey	Rescheduled to 1/9/03
Chesapeake Bay Ordinance Amendments (PFM, Subdiv. Ord., Z.O. & Chap. 104 Amends.)		J. Friedman	Rescheduled to 1/15/03

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
APR-97-III-9UP (Hunter Mill)	OTPA	L. Mason	To 1/9/03
APR-97-III-47UP (Hunter Mill)	OTPA	L. Mason	To 1/9/03

**PLANNING COMMISSION AGENDA
THURSDAY, DECEMBER 5, 2002**

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

Chesapeake Bay Ordinance Amendments

CHAPTER 101 (SUBDIVISION ORDINANCE), CHAPTER 104 (EROSION AND SEDIMENTATION CONTROL), CHAPTER 112 (ZONING ORDINANCE), AND CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE), AND THE PUBLIC FACILITIES MANUAL - To consider amendments necessary to align existing ordinances and the Public Facilities Manual with changes to the Chesapeake Bay Preservation Area Designation and Management Regulations (9 VAC 10-20 et seq.). The amendments propose changes to the requirement for designation of certain areas as Resource Protection Areas (RPAs) that will result in an expansion of areas so designated, changes to the performance criteria for development and redevelopment in Resource Protection Areas and Resource Management Areas; changes in the information to be provided with plans of development; and changes to the procedures and criteria for the granting of exceptions to the requirements of the Chesapeake Bay Preservation Ordinance. The amendments also propose changes to fees, which are charged under Chapters 101, 104 and 112 of the County Code to review Chesapeake Bay Preservation Ordinance exceptions for plats and plans. The proposed amendments to Chapters 101, 104, and 112 would impose the following fees: 1) Additional fee of \$100 in Chapters 101, 104, and 112 for exception requests requiring a public hearing to cover the cost of legal notices; 2) elimination of the exemption in Chapter 101 from the payment of the \$500 fee for review of exception requests submitted pursuant to Section 118-6-9 of the Chesapeake Bay Preservation Ordinance; 3) elimination of the exemption in Chapter 112 from the payment of the \$500 fee for review of exception requests submitted pursuant to Sections 118-6-7 and 118-6-9 of the Chesapeake Bay Preservation Ordinance; and, 4) elimination of the exemption in Chapter 104 from the payment of the \$115 fee for review of exception requests submitted pursuant to Sections 118-6-7 and 118-6-9 of the Chesapeake Bay Preservation Ordinance. The proposed amendments would become effective on March 1, 2003, at 12:01 a.m.

Hunter Mill District Items

APR 97-III-9UP - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County concerning approx. 22.09 ac. bounded by Coppermine Rd. to the S., approximately 600 ft E. of Horse Pen Rd. (Tax Map 15-4 ((1)) 10). The area is planned for mixed use at .50 to 1.0 FAR. The nomination requests mixed use with an option for residential use at a range of 12-16 du/ac. Recommendations relating to the transportation network may also be modified.

APR 97-III-47UP - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County concerning approx. 34.2 ac. bounded by Coppermine Rd. to the S. and bisected by River Birch Rd. (Tax Map 16-3 ((1)) 32B, 15-4 ((1)) 19, 20, and 35). The area is planned for mixed use at .50 to 1.0 FAR. The nomination requests residential use at 8-12 du/ac. Recommendations relating to the transportation network may also be modified.

Mason District Item

SE-01-M-053 - BP PRODUCTS NORTH AMERICA, INC. - Appl. under Sect. 9-501 of the Zoning Ordinance to permit a service station, quick-service food store and fast food restaurant. Located at 6540 Edsall Rd. on approx. 31,276 sq. ft. of land zoned C-8. Tax Map 80-2 ((1)) 58.

Providence District Items

SEA-83-P-011-2 - LOYAL ORDER OF VIENNA MOOSE LODGE NO. 1896, INC - Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE-83-P-011 previously approved for a private club to permit demolition of a portion of existing building and construction of building addition. Located at 9616 Courthouse Rd. on approx. 4.72 ac. of land zoned R-1. Tax Map 48-1 ((1)) 62.

SEA-80-P-078-12 - INOVA HEALTH CARE SERVICES - Appl. under Sect. 3-1204 of the Zoning Ordinance to amend SE-80-P-078 previously approved for a medical care facility to permit building additions and site modifications. Located at 3300 Gallows Rd. on approx. 59.10 ac. of land zoned R-12. Tax Map 49-3 ((1)) 136C, 136C1; 59-2 ((1)) 1A pt., 1B pt., 1C pt., 1D and 1E.

**PLANNING COMMISSION
MEETING AGENDA
Wednesday, December 11, 2002**

*Posted: 11/20/02
Finalized: 12/11/02*

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-V02-5	Fairfax County Park Authority	D. Jillson	Approved
SE-2002-DR-012 (P/H held 11/7/02)	Betty Meadows	T. Swagler	To 12/12/02

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP-2002-BR-017	Eastwood Properties, Inc.	W. Mayland	D/O to 1/29/03
2232-D02-29	Verizon Wireless	P. Nee	Approved
RZ/FDP-2002-HM-009	Bradford White & Associates, LC	F. Burnszynski	D/O to 12/12/02
CSP-C-696	Dulles Fox Mill LP	F. Burnszynski	D/O to 1/9/03

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2002-SU-028 & SE-2002-SU-033	P-Q, L.L.C.	F. Burnszynski	To 1/8/03
APR-02-IV-4MV (P/H-10/23/02)	Madison Homes	M. Gardner	To Indefinite

**PLANNING COMMISSION AGENDA
WEDNESDAY, DECEMBER 11, 2002**

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

Braddock District

RZ-2002-BR-017/FDP-2002-BR-017 - EASTWOOD PROPERTIES, INC. - Appls. to rezone from R-1 and R-3 to PDH-3 to permit residential development at a density of 2.49 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the N. side of Zion Dr., approx. 200 ft. E. of its intersection with Roberts Rd. on approx. 17.25 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 68-4 ((1)) 13, 15, 16, 23 – 26, 29, 30A, 30B, 31, 32B, 32C, 33 and 68-4 ((9)) H.

Dranesville District

2232-D02-29 - VERIZON WIRELESS - Appl. to establish a telecommunications facility, consisting of an 100-ft. tall monopole, panel antennas, and equipment shelter within the Va. Dept. of Transportation (VDOT) right-of-way near the on ramp from the Dulles Airport Access Rd to I-495, northbound in McLean. Tax Map 30-1 (VDOT).

SE-2002-DR-012 - BETTY M. MEADOWS - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a plant nursery. Located at 11254 Leesburg Pi. on approx. 5.0 ac. of land zoned R-1. Tax Map 11-2 ((1)) 22C. (DECISION ONLY.)

Hunter Mill District

RZ-2002-HM-009/FDP-2002-HM-009 - BRADFORD WHITE & ASSOCIATES, LC - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.69 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the N. side of West Ox Rd. opposite the terminus of Gatepost La. on approx. 7.7 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 35-2 ((1)) 6 and 7.

CSP-C-696 - DSV DULLES FOX MILL LP - Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan for mixed-use development approved in RZ C-696. Located in the S.E. quadrant of the intersection of Fox Mill Rd. and Horsepen Rd. on approx. 63.12 ac. of land zoned PDC. Tax Map 15-4 ((5)) 2, 3, 4, 5, 7, 8 and 16-1 ((25)) 1 and 6.

Mount Vernon District

APR-02-IV-4MV: All properties located n. of Huntington Ave along Foley St & west side of Hunting Creek Rd. **Adopted Plan:** Res. 3-4 du/ac with an option for 16-20 du/ac with consolidation. **Nominated Plan:** Res. 3-4 du/ac, option for 16-20 du/ac with consolidation of developable land. (DECISION ONLY.)

2232-V02-5 -FAIRFAX COUNTY PARK AUTHORITY - Appl. to develop property located at 7509 Fort Hunt Rd., Alexandria, for use as a public park with community park facilities. Tax Map 93-4 ((1)) 3. (DECISION ONLY.)

Sully District

RZ-2002-SU-028 - P-Q, L.L.C. - Appl. to rezone from R-1, C-8, HC and WS to C-8, HC and WS to permit a car wash and vehicle light service establishment with an overall Floor Area Ratio (FAR) of 0.13. Located on the S. side of Lee Hwy., approx. 700 ft. E. of Old Centreville Rd. on approx. 1.85 ac. of land. Comp. Plan Rec: Retail other. Sully District. Tax Map 54-4 ((1)) 105. (Concurrent with SE-2002-SU-033.)

SE-2002-SU-033 - P-Q, L.L.C. - Appl. under Sect. 4-804 of the Zoning Ordinance to permit a car wash and vehicle light service establishment. Located at 13821 Lee Hwy. on approx. 1.85 ac. of land zoned C-8, HC and WS. Tax Map 54-4 ((1)) 105. (Concurrent with RZ-2002-SU-028.)

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, DECEMBER 11, 2002**

DEFERRALS: RZ-2002-SU-028 - P-Q, LLC - P/H to 1/8/03
SE-2002-SU-033 - P-Q, LLC " " "
SE-2002-DR-012 - BETTY MEADOWS (P/H on 11/7/02) - D/O to 12/12/02
APR-02-IV-4MV - AREA PLANS REVIEW (P/H on 10/23/02) - D/O to Indefinite

DECISION ONLY: 2232-V02-5 - FAIRFAX COUNTY PARK AUTHORITY (P/H held on 11/13/02)

FEATURE SHOWN: FS-B02-16 - AT&T - 5637 Guinea Road - 12/16/02

RZ-2002-HM-009 - BRADFORD WHITE
AND ASSOCIATES LC
FDP-2002-HM-009 - BRADFORD WHITE
AND ASSOCIATES LC

1. Gabe Paul
Oakton Woods HOA
12777 Oak Farms Drive
Herndon, VA 20171
2. Gail Paul
12777 Oak Farms Drive
Herndon, VA 20171

RZ-2002-BR-017 - EASTWOOD PROPERTIES
FDP-2002-BR-017 - EASTWOOD PROPERTIES

1. Mark Roberts
5316 Windsor Hills Drive
Fairfax, VA 22032

CSP-C-696 - DSV DULLES FOX MILL
(Hunter Mill)

NO SPEAKERS

2232-D02-29 - VERIZON WIRELESS

1. John Foust
Timberleigh South HOA

PLANNING COMMISSION MEETING AGENDA Thursday, December 12, 2002

*Posted: 11/20/02
Finalized: 12/12/02*

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ADMINISTRATIVE ITEMS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA-82-L-030-9 & RZ-1996-LE-034	IHOP Architectural Elevations		Approved

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-B02-16 (5637 Guinea Road)	AT&T		Extend date to 1/31/03

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S01-CW-4CP(P/H:11-14-02)	Out-of-Turn Plan Amendment	P. Nee	Rec. approval
SE-2002-DR-008(P/H:11-7-02)	Daniel P. Burke	T. Swagler	Deferred d/o indef.
RZ/FDP-2002-HM-009(P/H:12/11/02)	Bradford White & Assoc., LC	F. Burnszynski	Rec. approval
2232-V02-9(P/H:11-13-02)	Milestone Communications, Inc./ Spring PCS	D. Jillson	Deferred d/o indef.
PFM Amendment (P/H held 11/7/02) (Plastic pipes for stormwater mgt.)	Dept. of Public Works & ES	J. Leavitt	Rec. approval
SE-2002-DR-012 (P/H held 11/7/02)	Betty Meadows	T. Swagler	Rec. approval

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA-80-D-045-7 & 2232-D02-14	Washington DC SMSA LP D/B/A Verizon Wireless	T. Swagler	Rec. approval Approved
2232-H02-21	Sprint PCS	D. Jillson	D/O to 1/16/03
CPA-86-C-121-2-2	Reston Spectrum Limited Partnership	M. Godfrey	Approved
SE-2002-PR-031	The Mitre Corporation	C. Lewis	Rec. approval

ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-D02-4 & SEA-97-D-020	Verizon Virginia, Inc.	C. Belgin	To 1/29/03
2232-D02-19 & SE-2002-DR-026	WMATA WMATA	D. Jillson C. Lewis	To 1/29/03

**PLANNING COMMISSION AGENDA
THURSDAY, DECEMBER 12, 2002**

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

Countywide

S01-CW-4CP - OUT-OF-TURN PLAN AMENDMENT - To consider proposed amendments to the Adopted Comprehensive Plan for Fairfax County revising information, objectives, policies and recommendations addressing solid waste and recycling. (DECISION ONLY.)

PUBLIC FACILITIES MANUAL AMENDMENTS - Proposed amendments include alternatives that would permit the use of high-density polyethylene pipe for specific storm drainage applications. (DECISION ONLY)

Dranesville District

SE-2002-DR-008 - DANIEL P. BURKE - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a plant nursery. Located at 10106 Georgetown Pi. on approx. 1.20 ac. of land zoned R-1. Tax Map 12-2 ((1)) 15. (DECISION ONLY.)

2232-D02-4 - VERIZON VIRGINIA, INC. - Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit expansion of an existing telecommunications facility (switching station). Located at 1701 Chain Bridge Rd. on approx. 2.54 ac. of land zoned R-3. Tax Map 30-3 ((1)) 46. (Concurrent with SEA-97-D-020.)

SEA-97-D-020 - VERIZON VIRGINIA, INC. - Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE-97-D-020 previously approved for a telecommunications facility (switching station) to permit building expansion and site modifications. Located at 1701 Chain Bridge Rd. on approx. 2.54 ac. of land zoned R-3. Tax Map 30-3 ((1)) 46. (Concurrent with 2232-D02-4.)

SEA-80-D-045-7 - WASHINGTON DC SMSA LP D/B/A VERIZON WIRELESS - Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE-80-D-045 previously approved for housing for the elderly and telecommunications facility to permit additional antennas. Located at 6251 Old Dominion Dr. on approx. 12.99 ac. of land zoned R-2. Tax Map 31-3 ((1)) 83.

2232-D02-19 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY - Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit WMATA facilities (parking garage) and waiver of open space requirement. Located at 7040 Haycock Rd. on approx. 13.10 ac. of land zoned R-30. Tax Map 40-3 ((1)) 84. (Concurrent with SE 2002-DR-026.)

SE 2002-DR-026 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY - Appl. under Sect(s). 3-3004 and 9-612 of the Zoning Ordinance to permit WMATA facilities (parking garage) and waiver of open space requirement. Located at 7040 Haycock Rd. on approx. 13.10 ac. of land zoned R-30. Tax Map 40-3 ((1)) 84. (Concurrent with 2232-D02-19.)

Hunter Mill District

2232-H02-21 - SPRINT PCS - Appl. under provisions of *Va. Code* Sects. 15.2-2204 and 15.2-2232, as amended, to construct a telecommunications facility, consisting of an 84-ft. tall monopole and equipment cabinets, at the Frying Pan Fire Station No. 36, located at 2660 West Ox Rd., Herndon. The proposed monopole will be designed to look like a flagpole with internal antennas. Tax Map 25-1 ((1)) 18E.

CPA-86-C-121-2-2 - RESTON SPECTRUM LIMITED PARTNERSHIP - Appl. to amend the 2ND Conceptual Plan for RZ-86-C-121 to permit a drive-through bank. Located in the N.E. corner of Fountain Dr. and Bowman Towne Dr. on approx. 1.50 ac. of land zoned PRC. Tax Map 17-1 ((1)) 3P pt.

Mt. Vernon District

2232-V02-9 - MILESTONE COMMUNICATIONS, INC./SPRING PCS - Appl. to construct a telecommunications facility, consisting of a 120-ft. tall monopole, panel antennas, and equipment cabinets, at Sandburg Middle School, located at 8428 Fort Hunt Rd., Alexandria. The proposed monopole will be located on the south side of the existing football field, and also will serve as one of the light poles for the football field. Tax Map 102-4 ((1)) 44. (DECISION ONLY.)

APR-02-IV-4MV: All properties located n. of Huntington Ave along Foley St & west side of Hunting Creek Rd. **Adopted Plan:** Res. 3-4 du/ac with an option for 16-20 du/ac with consolidation. **Nominated Plan:** Res. 3-4 du/ac, option for 16-20 du/ac with consolidation of developable land. (DECISION ONLY.)

Providence District

SE-2002-PR-031 - THE MITRE CORPORATION - Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations. Located at 7515 and 7525 Colshire Dr. on approx. 19.68 ac. of land zoned C-3 and HC. Tax Map 30-3 ((28)) 3A and 4A2.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, DECEMBER 12, 2002**

DEFERRALS: 2232-D02-4 - VERIZON VIRGINIA, INC. - P/H to 1/29/03
SEA-97-D-020 - VERIZON VIRGINIA, INC. " " "
SE-2002-DR-026 - WMATA - P/H to 1/29/03
2232-D02-19 - WMATA - " " "
SE-2002-DR-008 - DANIEL P. BURKE (P/H on 10/24/02)-Deferred d/o indef.
2232-V02-9 - MILESTONE/SPRINT PCS (P/H on 10/24/02)- Deferred d/o indef.

DECISIONS ONLY: PFM AMENDMENT (Storm Drainage Pipes) (P/H on 11/7/02) (Moon)
SE-2002-DR-012 - BETTY MEADOWS (P/H on 11/7/02)
S01-CW-4CP - OUT-OF-TURN PLAN AMENDMENT (P/H on 11/14/02) (Wilson)
RZ-2002-HM-009 - BRADFORD WHITE & ASSOCIATES (P/H on 12/11/02)
FDP-2002-HM-009 - BRADFORD WHITE & ASSOCIATES " " "

2232-H02-21 - SPRINT PCS

1. Sarah Newman
13608 Floris Street
Herndon, VA 20171

2232-D02-14 & SEA-80-D-045-7 - WASHINGTON DC SMSA LP D/B/A VERIZON WIRELESS

CPA-86-C-121-2-2 - RESTON SPECTRUM LIMITED

SE-2002-PR-031 - THE MITRE CORPORATION